

Building Excellence, Building Success

***The New DC Public Schools
Facilities Modernization and
Stabilization Programs***



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What Happens to a Dream Deferred?



OPEFM Mission Statement:

“To utilize the best management practices of both the public and private sectors to provide the children of the District of Columbia with safe, healthy and technologically current environments for learning.”



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What is Past is Prologue



Management team experience

- New Washington Convention Center
- New Washington Nationals Ballpark
- Summer Blitz (Stabilization)
- Athletic Fields
- Heating Blitz (Stabilization)



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Setting a New Standard—Excellence!

- **What to expect from OPEFM**
- **Expectations of OPEFM Partners**
- **The Opportunities Ahead**



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Range of Opportunities

- **Modernization**

- Multi-year \$3.5 billion in design & construction
- A/E & Construction Services Procured for each school individually
- 10 to 15 year schedule

- **Stabilization**

- One-year \$120m corrective effort
- 3 or more prime contractors
- Some trade-specific packages



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Projected Contracting Opportunities

Project Initiation:	2007	2008	2009	Stabilization
General Requirements	\$8,125,000	\$9,454,000	\$4,302,000	
Site Construction / Utilities	\$18,956,000	\$22,060,000	\$10,039,000	\$4,000,000
Concrete	\$12,186,000	\$14,182,000	\$6,455,000	\$6,000,000
Masonry	\$8,125,000	\$9,454,000	\$4,302,000	\$6,000,000
Metals	\$8,125,000	\$9,454,000	\$4,302,000	\$6,000,000
Woods & Plastics	\$8,125,000	\$9,454,000	\$4,302,000	\$6,000,000
Thermal & Moisture Protection	\$4,063,000	\$4,727,000	\$2,151,000	\$8,500,000
Doors & Windows	\$12,186,000	\$14,182,000	\$6,455,000	\$5,000,000
Finishes	\$23,698,000	\$27,576,000	\$12,458,000	\$6,000,000
Specialties	\$4,063,000	\$4,727,000	\$2,151,000	\$9,500,000
Equipment	\$6,094,000	\$7,091,000	\$3,226,000	
Furnishings	\$6,094,000	\$7,091,000	\$3,226,000	
Special Construction	\$6,094,000	\$7,091,000	\$3,226,000	\$6,000,000
Conveying Systems	\$8,125,000	\$9,454,000	\$4,302,000	
Mechanical	\$40,622,000	\$47,271,000	\$21,512,000	\$10,000,000
Electrical	\$28,437,000	\$33,090,000	\$15,058,000	\$30,750,000
Architecture & Engineering		\$11,542,000	\$10,123,000	\$10,123,000
TOTALS	\$203,118,000	\$247,900,000	\$117,680,000	\$103,750,000

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Modernization FY '08

- **Projects Completing Construction**
- **Projects In Construction**
- **Upcoming Construction Bid Opportunities**
- **Upcoming Design Bid Opportunities**



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Projects Completing Construction

- **Brightwood ES (Grunley/Goel)**
- **Sousa MS (WSC/Tompkins)**
- **Hardy MS / Fillmore Arts (Sigal)**



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Projects Completing Construction

Brightwood ES

- Brightwood ES/ District Ward 4 / NW Washington DC
- Architect: Ehrenkrantz Eckstut & Kuhn Architects
- Contractor: Grunley Construction / Goel Joint Venture
- Project Overview: Renovation / New Construction
 - Renovation of Classic Red Brick School Building
 - Construction of Addition (Gym, Cafeteria, Classroom Spaces)
 - Restoration of Historic Cupola
 - Exterior Reconditioning Parking lot & Playground
- Budget: \$24 Million (Total Project – Hard & Soft)
- Schedule: Substantially Complete
- Bid Opportunities - None



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Projects Completing Construction

John Philip Sousa MS

- Architect: Grimm & Parker Architects
- Contractor: WSC / Tompkins JV
- Project Overview: Modernization / Complete renovation of the main academic, administrative, auditorium and major utility relocation and upgrades to pre-existing power, sewer and ground water management systems.
- Budget: \$ 30.9 Million (Total Project – Hard & Soft)
- Schedule: Project is 85% Completed. Scheduled completion date is January 2008
- Bid Opportunities - None



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Projects Completing Construction

Rose Hardy Middle School / Fine Arts Center

- Architect: EYP
- Contractor: SIGAL Construction
- Project Overview: Renovation and addition of an historical middle school located in Georgetown.
- Project budget: \$69 Million (Total Project – Hard & Soft)
- Schedule for Completion: July 2008
- Bid Opportunities: None



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Projects In Construction

- **Alice Deal JHS (Heery)**
- **HD Cooke ES (Gilbane)**
- **Phelps SHS (Turner)**
- **Randle Highland ES (Manhattan-Forney)**
- **Wheatley ES (Hess)**



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Projects In Construction

Alice Deal Middle School

- Architect: Quinn Evans Architects
- Contractor: Heery International, Inc.
- Description: Modernization - Phased/Occupied Construction Project
 - 60K SF of New construction (Gym, Cafeteria/MEP Plant)
 - 120K SF of Interior renovation including all building systems
 - CM at Risk Contract with \$51M GMP
 - 36.5% Current LSDBE Participation
 - 12 Subcontractors
- Budget: \$58.5 Million (Total Project – Hard & Soft)
- Schedule: Anticipated completion date is July 2009.
- Bid Opportunities – Various trade contractors currently being solicited



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Projects In Construction

Alice Deal Middle School



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Projects In Construction

HD Cooke ES

- Architect: QEA
- Contractor: Gilbane Building Company
- Project Overview: Complete renovation and addition of a the Historic School.
- Project Budget: \$31.2 Million (Total Project – Hard & Soft)
- Bid Opportunities: All Trade Contractors
- Project Schedule: Construction to start March 2008 with an anticipated completion date of July 2009.



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Projects In Construction

Phelps Career Technology SHS

- Architect: Fanning Howie
- Contractor: Turner Construction
- Project Overview: Renovation of the High Bay 1960's shop building to current design standards. Work to include construction of new administration building, restoration and renovation of the historic building.
- Project Budget: \$63.8 Million (Total Project – Hard & Soft)
- Bid Opportunities: All trade contractors
- Project Schedule: Anticipated Completion 2009



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Projects In Construction

Randle Highland ES

- Architect/ Engineer: Jacobs Engineering Group, Inc.
- Contractor: Manhattan / Forney
- Project Overview: Overall Modernization. 23,000 sq ft renovation of a 1911 Historical building
- Budget: \$7 Million (Total Project – Hard & Soft)
- Bid Opportunities: All Trade Contractors/ Bid due June 2008
- Project Schedule: Anticipated Completion in 2009



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Projects In Construction

Samuel Wheatley ES

- Architect: Lance Bailey Architects
- Contractor: Hess Construction
- Project Overview: New Construction, renovation of 3 historic buildings built before 1930 with an addition
- Budget: \$29.7 Million (Total Project – Hard & Soft)
- Bid Opportunities: All Trade Contractors.
 - Currently out to bid:
 - Concrete
 - Masonry
 - Windows and Finishes
- Project Schedule: Construction Starts 2008



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Upcoming Construction Bid Opportunities

- **Addison ES**
- **HD Woodson**
- **Walker Jones / RH Terrell ES**
- **Cardozo SHS**
- **Kramer MS**
- **MacFarland JHS**
- **Savoy ES**
- **School w/o Walls SHS**
- **Nevel Thomas ES**
- **Woodrow Wilson SHS – Aquatics Facility**
- **Turner ES**
- **Anacostia SHS**



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Upcoming Construction Bid Opportunities

Addison ES

- Contractor: GC Solicitation Underway
- Architect: Lance Bailey & Associates
- Project Overview: Complete renovation of an existing 16, 000 SF Elementary School.
- Budget: \$9 Million (Total Project – Hard & Soft)
- Bid Opportunities: GC/ All Trade Contractors
- Schedule: Completion by January 2009



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Upcoming Construction Bid Opportunities

HD Woodson SHS

- Contractor: HESS Construction Company (Pre-Construction Services only)
- Project Overview: A new 242,000 SF school. Project will consist of demolition of existing building, and construction of a new high school.
- Budget: \$99.2 Million (Total Project – Hard & Soft)
- Bid Opportunities: GC/ All Trade Contractors
 - GC Solicitation to bid out in February 2008.
 - All related trade contracts out to bid in April/May 2008
- Schedule: Completion by 2010



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Upcoming Construction Bid Opportunities

Walker Jones ES

- Architect: Hord Coplan Macht Architects
- Contractor: Forester Construction (Pre-Construction Services Only)
- Project Overview: Redesign of the 120,000 SF existing building that contains a public library and recreation center.
- Budget: \$44.4 Million (Total Project – Hard & Soft)
- Bid Opportunities: Anticipate bidding in FY 2008
- Schedule: Construction to start in 2008, currently in design phase



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Upcoming Construction Bid Opportunities

Cardozo SHS

- Architect: BGA
- Contractor: TBD
- Project Overview: Modernization and addition of the existing high school building
- Budget: \$88 Million (Total Project – Hard & Soft)
- Bid Opportunities: TBD
- Schedule: TBD



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Upcoming Construction Bid Opportunities

Kramer MS

- Architect/ Engineer: Grimm + Parker
- Contractor: TBD
- Project Overview: Modernization and complete renovation of the existing 133,668 SF building.
- Budget: \$48.9 Million (Total Project – Hard & Soft)
- Bid Opportunities: All Trade Contractors
- Schedule: Design Phase



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Upcoming Construction Bid Opportunities

MacFarland JHS

- Architect: Samaha Associates, P.C.
- Contractor: TBD
- Project Overview: Modernization of the entire 110,000 SF building.
- Budget: \$43.6 Million (Total Project – Hard & Soft)
- Bid Opportunities: GC/ Trade Contractor Bid package expected to be out in 4th quarter of 2008
- Schedule: Design Phase



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Upcoming Construction Bid Opportunities

Savoy ES

- Architect: Bowie Gridley Architects
- Contractor: Gilbane Building Company
- Project Overview: Modernization with Expansion
 - 40, 000 SF New construction
 - 60,000 SF building renovation
- Budget: \$31.4 Million (Total Project – Hard & Soft)
- Bid Opportunities: None
- Schedule: Anticipated Completion Date July 2009



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Upcoming Construction Bid Opportunities

Savoy ES



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Upcoming Construction Bid Opportunities

School With Out Walls

- Architect: Ehrenkrantz, Eckstut & Kuhn Architects
- Contractor: Turner Construction Company
- Project Overview: Modernization with Expansion
 - 37,000 SF of new construction
 - 32, 000 SF of full building renovation
- Budget: \$25.8 Million (Total Project – Hard & Soft)
- Bid Opportunities: Soliciting All Trade Contractors in January 2008
- Schedule: Anticipated Completion - July 2009



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Upcoming Construction Bid Opportunities

School With Out Walls



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Upcoming Construction Bid Opportunities

Nevel Thomas ES

- Architect: EYP
- Contractor: Heery
- Project Overview: Demolition of existing building and construction of a new elementary school.
- Budget: \$24.1 Million (Total Project – Hard & Soft)
- Bid Opportunities: Trade Contractors being solicited in March 2008
- Schedule: Anticipate Completion in 2009



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Upcoming Construction Bid Opportunities

Woodrow Wilson SHS – Aquatic Center

- Architect: Hughes Group Architects
- Contractor: SIGAL Construction
- Project Overview: Construction of new 54,000 SF Aquatic Facility.
- Project budget: \$33 Million (Total Project – Hard & Soft)
- Schedule for Completion: Anticipated completion date Fall 2009
- Bid Opportunities: All trade contractors are currently being solicited.



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Upcoming Construction Bid Opportunities

Turner ES

- Architect: Lance Bailey & Associates, Inc.
- Contractor: TBD
- Project Overview: Redesign of the 81,739 SF existing school that contains and library and recreation center. Project is currently at %35 schematic design.
- Budget: \$28.4 Million (Total Project – Hard & Soft)
- Bid Opportunities: General, and Trade Contractors
- Schedule: Solicitations in 2008



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Upcoming Construction Bid Opportunities

Anacostia SHS

- Architect: SORG Architects
- Contractor: TBD
- Project Overview: Project consist of the Modernization of the entire 247,900 SF existing building.
- Budget: \$92.8 (Total Project – Hard & Soft)
- Bid Opportunities: TBD
- Schedule: Anticipate Bidding to go out FY 2008



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Upcoming Design Opportunities

- **Stoddert ES**
- **McGogney ES**



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Upcoming Design Opportunities

Stoddert ES

- Architect: TBD
- Contractor: TBD
- Project Overview: Renovation and Addition of an existing Elementary School, and Recreation Center.
- Budget: \$15.7 Million (Total Project – Hard & Soft)
- Bid Opportunities: A/E Services, General, and Trade Contractors
- Schedule: Out to bid – A/E Services January 2008



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Upcoming Design Opportunities

McGogney ES

- Architect: TBD
- Contractor: TBD
- Project Overview: Modernization of an existing Elementary School
- Budget: \$24.4 Million (Total Project – Hard & Soft)
- Bid Opportunities: A/E Services, General, and Trade Contractors
- Schedule: Out to bid – A/E Services First Quarter 2008



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Stabilization FY '08

- **\$40 million: General Improvements**
- **\$10 million: Boiler Readiness**
- **\$28 million: Window A/C Units**
- **\$2.875 million: Electrical Upgrades**
- **\$8.5 million: Roof Leak Repairs**
- **\$9.5 million: Fire and Life Safety**
- **\$5 million: ADA Compliance**



Building Success

The New DC Public Schools Facilities Modernization Program



First Source Employment Agreement Program

Purpose

The purpose of the First Source Employment Agreement (FSEA) Program is to ensure that District residents are given priority for new jobs created by municipal financing and development programs.

History

The First Source program was initially a part of a 1981 demonstration “Employment Linkage Project.” The pilot consisted of employment agreements between the District and local developers and resulted in a greater number of District residents being hired.

Legislative Authority

- Mayor's Order 83-265, "Employment Agreement Goals and Objectives for all DC projects."
- D.C. Law 5-93, "First Source Employment Agreement Act of 1984."
- "First Source Employment Agreement Act of 1984 Amendment Act of 1992," placed street and alley closings under the requirements of the FSEA Act of 1984 and expanded the program to include all new jobs.
- D. C. Law 14-24, "51 Percent District Residents New Hires Amendment Act of 2001," authorizes penalties for non-compliance and adds reporting requirements.
- "Way to Work Amendment Act of 2006," expanded coverage to include financial or banking institutions with \$1 million or more of District funds on deposit.

Who is Required to Sign?

- **Businesses receiving District financing, totaling \$100,000 or more, including contracts, loans, bonds and grants.**
- **Projects that meet other legal criteria, such as zoning, street and alley closings, and Exclusive Right Agreements.**
- **Financial or banking institutions with \$1 million or more of District funds on deposit.**
- **Retail tenants that are direct beneficiaries of a District government-assisted project.**

Requirements & Exemptions

Requirements:

- **Beneficiaries of government-assisted projects of \$100,000 or more must enter into a First Source Employment Agreement.**
- **51% of new hires must be District residents.**
- **51% of new apprentices and trainees must be DC residents.**
- **These provisions apply to contractors as well as subcontractors.**

Exemptions:

- **Nonprofit organizations with 50 or less employees.**
- **Jobs to be filled by current employees.**
- **Contractors outside the Washington Standard Metropolitan Statistical Area that will perform no work in the area.**
- **Jobs to be filled by laid-off workers.**

Waivers

By law, the Contracting Officer may waive the provision that 51% of new employees must be District residents if:

- A good faith effort to comply is demonstrated by the employer.
- Employer enters into a workforce development training or placement arrangement with DOES.
- DOES certifies an insufficient number of DC residents in the labor market possessing the required skills.

First Source Monitoring

Monitoring is conducted to assess employer's compliance with:

- 51% new hires of DC residents
- 51% of new hires of apprentices and trainees
- Monthly reports

Monitoring Methods:

- Self-certification: contractors submit monthly compliance reports
- Site visits: monitor reviews payroll and employment records
- Desk reviews/follow-up

Penalties and Appeal Process

The Contracting Officer may impose penalties, including monetary fines of 5% of the direct and indirect costs of the contract, for the following:

- **Willful breach of the employment agreement.**
- **Failure to submit contract compliance reports.**
- **Deliberate submission of falsified data.**

Employers may appeal a decision of the Contracting Officer to the Contract Appeals Board as provided in the contract.

How Do District Residents Apply for First Source Jobs?

Residents can apply for jobs via:

- One-Stop Career Centers
- DOES' Virtual One-Stop System at www.dcnetworks.org
- Community Based Organizations
- Job Fairs

Benefits

- **Ease of listing of job vacancies;**
- **Technological improvement (Virtual OneStop® infrastructure); and**
- **Technical assistance by compliance-monitoring staff and Account Executives.**